



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY JULY 19, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m.	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
9:00 a.m. KKC	ADDITIONAL BUILDING SITE PLN17-00103 SANCHEZ MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Albert and Sharon Sanchez, for the approval of an Additional Building Site to legally establish a second existing single-family residence on the project site. The subject property, Assessor's Parcel Number 032-244-070-000, comprises approximately 12.61 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)) and is located at 7543 Old Pear Hill Lane, in the Penryn area. The Parcel Review Committee will also consider adoption of the Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov
9:00 a.m. KKC	MINOR LAND DIVISION PLN16-00254 SANCHEZ MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Albert and Sharon Sanchez, for the approval of a Minor Land Division to divide a 12.16-acre parcel into three lots consisting of 6.33 acres (Parcel 1), 3.48 acres (Parcel 2) and 2.35 acres (Parcel 3). The subject property, Assessor's Parcel Number 032-244-070-000, comprises approximately 12.16 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)) and is located at 7543 Old Pear Hill Lane, in the Penryn area. The Parcel Review Committee will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov
ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR	
9:10 a.m. KKC	VARIANCE PLN18-00247 GRITTON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Ray Gritton, for the approval of a Variance to allow for a 480 square foot garage to be located 45 feet from centerline of traveled way on the west front setback where 75 feet from centerline of traveled way is normally required and 40 feet from the centerline of traveled way on the north front setback where 75 feet is

	<p>normally required. The applicant is additionally requesting that a 2,400 square foot manufactured home be located 45 feet from the centerline of traveled way on the west front setback where 75 feet from centerline of traveled way is normally required. The subject property, Assessor's Parcel Number 073-141-068-000, comprises approximately 1.4 acres, is currently zoned RS-B-43 PD1.0 (Residential Single Family, combining minimum Building Site of 43,560 square feet (1 acre min) and a Planned Development of 1 dwelling units per acre) and is located on Applegate School Road, in the Applegate area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures), as the proposed project is a single family residence and residential accessory structure in a zone which permits residential uses. Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p>9:20 a.m. KKC</p>	<p>MINOR USE PERMIT PLN18-00218 STRICKLER MONSTER FARM CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, William and Angela Strickler, for the approval of a Minor Use Permit to operate on a seasonal basis a pumpkin patch and haunted corn maze called Strickler Monster Farm during the month of October. The applicant is also requesting approval of a Variance to the parking surfacing standard to have a compacted dirt or gravel parking area where paving is normally required. The subject property, Assessor's Parcel Number 031-020-030-000, comprises approximately 18.7 acres and is located at 3825 Fruitvale Road, in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15304 of the California Environmental Quality Act and Section 18.36.060(G) of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Lane) because the proposed project is a temporary use of land having negligible or no permanent effects on the environment, including carnivals, outdoor festivals/concerts, sales of Christmas trees, arts and crafts fairs, etc. The Planning Services Division contact, Kally Keding-Cecil can be reached by phone at (530) 745-3034 or by email at kkendinge@placer.ca.gov.</p>
<p>9:30 a.m. BS</p>	<p>VARIANCE PLN18-00225 BURKE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Brian and Margaret Burke, for the approval of a Variance to reduce the rear setback to 15-feet, where 25-feet would normally be required, for the placement of pool equipment. The subject property, Assessor's Parcel Number 046-140-004-000, comprises approximately 2.5 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located</p>

	<p>at 7825 Shadow Oaks Lane, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures) because the proposed construction is an accessory structure. The Zoning Administrator will be required to make a finding to this effect. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>9:40 a.m. BS</p>	<p>VARIANCE PLN18-00246 COPE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Justin and Melissa Cope, for the approval of a Variance to reduce the high waterline setback to 25-feet, where 50-feet is normally required, for the construction of an attached garage and 581 square foot addition. The subject property, Assessor's Parcel Number 042-192-029-000 comprises approximately 3 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 2268 Thistle Patch Road, in the Newcastle area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures) because the proposed construction is an accessory structure. The Zoning Administrator will be required to make a finding to this effect. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>9:50 a.m. BS</p>	<p>VARIANCE PLN18-00231 VIVIER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, William Vivier, for the approval of a Variance to reduce the front setback (west property line) to 0-feet edge of road easement, where 75-feet from center of travel way would be normally required, and to increase the allowed height to 48-feet, where normally 30 would be required, for the construction of a single family dwelling. The subject property, Assessor's Parcel Number 054-190-006-000, comprises approximately 4.9 acres, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre min) and is located on Hammond Drive, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(a) of the California Environmental Quality Act Guidelines and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 - New Construction or Conversion of Small Structures) because</p>

	<p>the proposed construction is a single family dwelling. The Zoning Administrator will be required to make a finding to this effect. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>10:00 a.m. BS</p>	<p>MINOR USE PERMIT AND VARIANCE PLN18-00241 ANDERSON/BENNETT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Matthew Anderson and Christine Bennett, for the approval of a Variance to reduce the front setback (west property line) to 5-feet, where 20-feet is normally required, for the construction of a garage within the structural setback and the approval of a Minor Use Permit for the storage of Commercial Vehicle (Box Truck) on a residential property. The subject property, Assessor's Parcel Number 075-192-005-000, comprises approximately .85 acres is currently zoned RS-AG-B-100-AO (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet or a 2.3 acre min, combining Airport Overflight) and is located at 5003 Thomas Drive, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures) because the proposed construction is an accessory structure. The Zoning Administrator will be required to make a finding to this effect. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>10:10 a.m. PD</p>	<p>MINOR USE PERMIT AND VARIANCE (PLN17-00331) DERIFIELD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Shad Derifield, for the approval of a Minor Use Permit and Variance to construct a caretaker housing unit on a zoned for Timberland Production (TPZ). The applicant additionally requests approval of a Variance to the maximum floor area for caretaker housing to allow for construction of a 3,126 square foot caretaker's residence, where normally 1,200 square feet is the maximum floor area allowed for caretaker housing. The subject property, Assessor's Parcel Number 062-251-008-000, comprises approximately 66.45 acres, is currently zoned TPZ-AO (Timberland Production, combining Aircraft Overflight) and is located at 38899 Kearsarge Mill Road, in the Alta area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3(a) - New construction or conversion of small structures). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>

10:20 a.m. PD	VARIANCE PLN18-00211 WOODMANSEE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Peter Woodmansee, for the approval of a Variance to the maximum height requirement of fifty (50) feet above natural grade for communications equipment buildings (tower and antenna), in order to permit an existing 70-foot tall free-standing communications tower with antenna, and to construct two (2) new 100-foot tall, guyed communication towers with antennas, for the applicant's amateur radio hobby. The subject property, Assessor's Parcel Number 101-150-008-000, comprises approximately 11.33 acres, is currently zoned F-B-100 PD=0.4 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) and is located at 23040 Placer Hills Road, in the Colfax area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3(e) - New construction or conversion of small structures). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
10:30 a.m. BS	MINOR LAND DIVISION PLN17-00262 ASHLOCK MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Ronald and Louisa Ashlock, for the approval of a Minor Land Division to subdivide an approximately 13.5-acre property into four parcels consisting of 2.75 acres, 2.56 acres, 2.99 acres, and 5.29 acres. The subject property, Assessor's Parcel Number 032-112-057-000, comprises approximately 13.6 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 1949 Rosemont Lane, in the Penryn area. The Parcel Review Chairman will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
10:40 a.m. PRC	CERTIFICATE OF COMPLIANCE PLN18-00221 KARDE SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES <p>County review of the history of Assessor's Parcel Number 037-101-023-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created, saleable piece of land). Subject parcel is</p>

	zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 9206 Dirk Lane, in the Loomis area.
10:41 a.m. PRC	MINOR BOUNDARY LINE ADJUSTMENT PLN18-00025 HUPPE SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Minor Boundary Line Adjustment on Assessor's Parcel Number 036-040-035-000 to reconfigure the subject parcel. The property is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 4455 Blackberry Lane in the Loomis area.
10:42 a.m. PRC	MINOR BOUNDARY LINE ADJUSTMENT PLN18-00190 ARP SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment on Assessor's Parcel Number 072-020-023-000 to reconfigure the subject parcel. The property is zoned F-B-X-SP 20 (Farm, combining, Special Purpose combining minimum Building Site of 20 acres) and is located at 19575 Placer Hills Road in the Weimar area.
10:43 a.m. PRC	MINOR BOUNDARY LINE ADJUSTMENT PLN18-00152 CABRAL RANCH SUPERVISORIAL DISTRICT 1 SUPERVISOR DURAN Minor Boundary Line Adjustment on Assessor's Parcel Number 023-240-032-000 to reconfigure the subject parcel. The property is zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 8600 Cook Riolo Road in the Roseville area.